

South Dublin County Council  
Planning Department  
County Hall  
Belgard Square North  
Tallaght  
Co. Dublin

24<sup>th</sup> Nov 2021

Dear Sir/Madam,

**Re: FI RESPONSE - Planning application for demolition of the existing derelict dwelling and the construction of a replacement, two-storey, four bedroom detached dwelling (169.97sqm) at Main Street, Newcastle, Co. Dublin.**

**ITEM 1.**

*The applicant is requested to submit revised drawings including a Proposed Site Layout Plan, contiguous elevations demonstrating that the siting and orientation of the proposed dwelling has been altered to create a more uniform building line, in context with adjacent sites, which will contribute to the strengthening of the streetscape along Main Street, Newcastle.*

**RESPONSE TO ITEM 1**

The position of the proposed dwelling has been brought forward to match the precedent building line set by the new dwelling to the west of the proposed dwelling. Please see enclosed drawing *Proposed Site Layout Plan 01-XXDR-A-PL-01100-P-02* which shows the building brought forward and also indicates the previously proposed location for the dwelling for reference. Also enclosed is Mola Architects drawing *Proposed Plans, Sections and Elevations 00-XX-DR-A-PL-001200-P-02* showing how the proposed dwelling fits with the established scale and style of Main Street.

Furthermore, the sketch below shows how the proposed building line would fit with any future development of the plots to the east of the proposed dwelling.



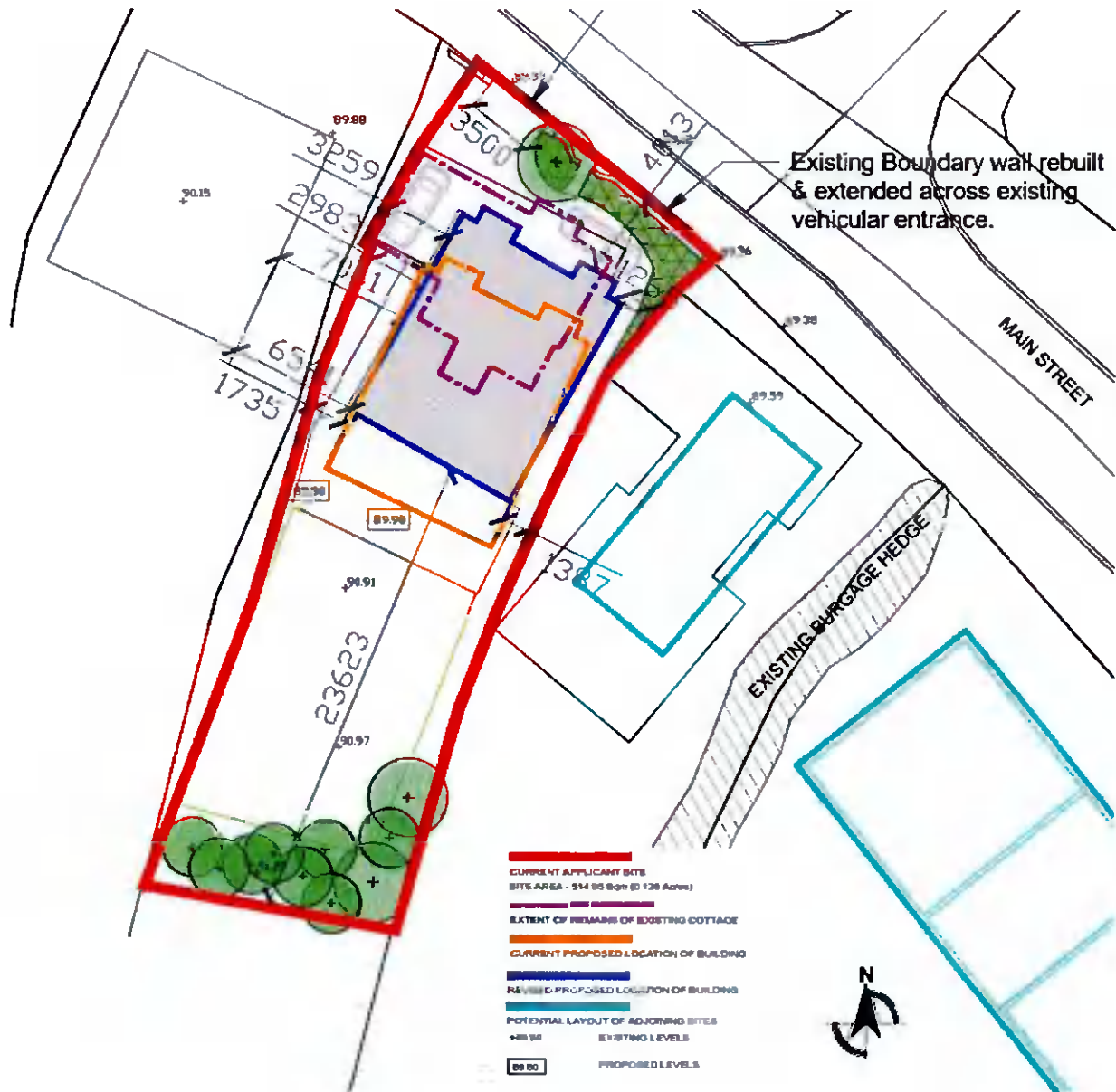


Fig 1. Potential Layout of Adjoining Sites.

**ITEM 2**

The applicant is requested to submit the following:

- (i) An Arboricultural Impact Assessment and associated drawings.
- (ii) A proposed Landscape Masterplan which demonstrates that the garden is to be landscaped with a minimum one semi mature tree in the front garden, to compensate for the removal of the existing ash tree and that the rear garden is to be landscaped with planting as recommended in the bat report, i.e. to include native tree, shrub and plant species to encourage foraging areas for local bat populations. Prior to responding to this additional information

*request the Applicant/Agent shall liaise with the Council's Heritage Officer and submit a letter from the Heritage Officer agreeing mitigation measures.*

- (iii) *A proposed Planting Plan which demonstrates the planting of native species to reinforce the natural habitats of bats within Newcastle and its environs.*

#### **RESPONSE TO ITEM 2**

- (i) An Arboricultural Impact Assessment has been prepared for the site by Charles McCorkell. Please see enclosed.
- (ii) A Landscape Masterplan for the site has been prepared by Murray & Associates. Please see enclosed.

Although discussions were held with the Heritage Officer, we were informed that a letter could not be provided as the Heritage Officer did not feel it was appropriate to make a determination ahead of the FI being lodged formally. We feel that through the enclosed response and by following the precedent established on the neighbouring property (SD19A/0129) with regard to landscape and heritage, we have addressed any concerns raised and that any further items can be dealt with via planning conditions.

- (iii) A Planting Plan for the site has been prepared. Please see enclosed cover letter and drawing provided by Murray & Associates for further info.

#### **ITEM 3**

*The applicant is requested to submit revised drawings demonstrating that the proposed development is compliance with Section 5.3.4 and Objective G17 of the Newcastle Local Area Plan which requires the retention, incorporation and reinstatement of the burgage plot field system and townland boundaries. Prior to responding to this additional information request the Applicant/Agent shall liaise with the Council's Heritage Officer and submit a letter from the Heritage Officer agreeing the revised design.*

#### **RESPONSE TO ITEM 3**

IAC Archaeology have prepared a response to item no 3. Please see enclosed.

Although discussions were held with the Heritage Officer, we were informed that a letter could not be provided as the Heritage Officer did not feel it was appropriate to make a determination ahead of the FI being lodged formally. We feel that through the enclosed response and by following the precedent established on the neighbouring property (SD19A/0129) with regard to landscape and heritage, we have addressed any concerns raised and that any further items can be dealt with via planning conditions.

#### ITEM 4

*The Drainage and Water Services Department has requested the following further information:*

- (i) Clarify if a soakaway is proposed. If a soakaway is proposed the Applicant should submit a report showing percolation test results for proposed soakaway as per BRE Digest 365 Standards. If a soakaway is proposed the applicant is requested to submit a drawing showing design details of proposed soakaway as per BRE Digest 365 Standards.*
- (ii) Clarify if surface water attenuation is proposed. If surface water attenuation is proposed the applicant is requested to submit a drawing showing where a flow control device will be located on the surface water network. It should also be demonstrated what surface water restriction is proposed if this method of flow control is proposed and the Applicant should show the overflow connection up to and including the point of connection to the public surface water sewer. The drawing should also include the location of all AJs, manholes, pipe size, material type and direction of flow.*
- (iii) The applicant is requested to demonstrate the inclusion of water butts in proposed development as part of SuDS (Sustainable Drainage System).*

#### RESPONSE TO ITEM 4

DBFL Consulting Engineers have prepared a response to Items 4 & 5. Please see enclosed.

#### ITEM 5

*The Roads Department has requested the following additional information:*

- (i) The applicant is requested to clearly indicate on a drawing that the existing vehicular access at the north eastern side of the proposed development will be closed, the proposed new vehicular access point shall not exceed a width of 3.5m, that the boundary walls at the vehicular access point shall be limited to a maximum height of 0.9m and any boundary pillars shall be limited to a maximum height of 1.2m, in order to ensure forward visibility for vehicles.*
- (ii) The applicant is requested to provide a Visibility splay demonstrating the sightlines from the proposed vehicular entrance.*
- (iii) The applicant is requested to provide an AutoTRAK/Swept Path Analysis showing vehicular movements entering and exiting the proposed new entrance.*

**RESPONSE TO ITEM 5**

DBFL Consulting Engineers have prepared a response to Items 4 & 5. Please see enclosed.

N.B. The existing entrance will be closed and a new entrance provided. Car parking will be provided for 1 car.

**Conclusion**

The proposal is considered to be consistent with the aims and objectives of the County Development Plan and the Newcastle LAP 2012 (extended). The existing dwelling has been derelict for a significant number of years and the proposed replacement dwelling would be a considerable improvement to the visual amenity of the area and provide further passive surveillance along this stretch of Main Street.

Should you require any additional information for validation purposes, I politely request that you call me, and I will respond immediately. I look forward to receiving confirmation of receipt.

Kind regards,



Christophe Teevan  
Town Planner

Mob: 086 603 2602